

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Halethorpe Ave., 250' SE *
of the c/l of Washington Blvd. * ZONING COMMISSIONER
(1907 Halethorpe Avenue) *
13th Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
Nicholas Mannone, et ux * Case No. 95-38-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1907 Halethorpe Avenue, located in the Halethorpe area of southwestern Baltimore County. The Petition was filed by the owners of the property, Nicholas and Terri Mannone. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) height of 24 feet in lieu of the maximum permitted 15 feet, for a proposed second story addition. The subject property and relief sought are more particularly described on the plat submitted with the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

ORDER RECEIVED FOR FILING

Date

By


MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of September, 1994 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) height of 24 feet in lieu of the maximum permitted 15 feet, for a proposed second story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure or its addition to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities and shall be used for storage purposes only.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 1, 1994

(410) 887-4386

Mr. & Mrs. Nicholas Mannone
1907 Halethorpe Avenue
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Halethorpe Ave., 250' SE of the c/l of Washington Blvd.
(1907 Halethorpe Avenue)
13th Election District - 1st Councilmanic District

Nicholas Mannone, et ux- Petitioners
Case No. 95-38-A

Dear Mr. & Mrs. Mannone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

✓
File





Petition for Administrative Variance

95-38-A
to the Zoning Commissioner of Baltimore County

for the property located at 1907 HALETHORPE AVENUE

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 To allow an existing accessory (detached garage) to extend the height to 24 ft. in lieu of the maximum permitted 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

BECAUSE OF HEIGHT RESTICTION FOR A SECOND STORY ON EXISTING GARAGE

x
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

☒ NICHOLAS MANNONE

(Type or Print Name)

☒ Nicholas Mannone

Signature

☒ TERRI MANNONE

(Type or Print Name)

☒ Terri Mannone

Signature

☒ 1907 HALETHORPE AVENUE 426-6842

Address

Phone No.

☒ BALTIMORE MARYLAND 21227

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the petition be reposted.

ORDER RECEIVED FOR FILING

8-5-94
Post by 8-14-94

MICROFILMED

Zoning Commissioner of Baltimore County

95-38-A

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1907 HALETHORPE AVENUE
address
BALTIMORE MARYLAND 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

BECAUSE OF HEIGHT RESTICTION FOR A SECOND STORY AN EXISTING GARAGE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Nicholas Mannone
(signature)

NICHOLAS MANNONE
(type or print name)



Terri L. Mannone
(signature)

TERRI MANNONE
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of August, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nicholas mannone & Terri Mannone

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1 Aug. 94
date

Mary Ann Moore
NOTARY PUBLIC

My Commission Expires:

MARY ANN MOORE
 NOTARY PUBLIC, STATE OF MARYLAND
 My Commission Expires November 19, 1994

WILKINSON

ZONING DESCRIPTION

H3

Zoning description for 1903 Halethorpe Avenue
Election District 13 Councilmanic District 1

Beginning at a point on the east side of Halethorpe Avenue
which is 25' side at a distance of 250' southeast of the
centerline of the nearest improved intersecting street
Washington Boulevard which is 50' wide, containing 33,360
square feet.

95-38-A

METES AND BOUNDS

N. $52 \frac{3}{4}'$ E. 407.9 FT., S. $29 \frac{1}{2}'$ E. 104.6 FT., S. $45 \frac{3}{4}'$ W.
418 FT., N. $37 \frac{15}{16}$ W. 137.68 FT. TO THE PLACE OF THE BEGINNING

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-38-A

District 13th

Date of Posting

8/12/94

Posted for:

Variance

Petitioner:

Nicholas & Terri Mannoni

Location of property:

1907 Hale Thorpe Ave, E/s

Location of Signs:

Facing roadway on property being zoned.

Remarks:

Posted by

W. H. Stealy

Signature

Date of return:

8/19/94

Number of Signs:

1

RECEIVED



Reliance on the
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-38-A

Account: R-001-6150

Date 8.5-94

Item Number 43

Taken in By: [Signature]

Nicholas Mannoni

1907 Halthorpe Ave (21227)

# 010	Residential Variance (ADMIN)	Filing Fee	50.00
# 080	Sign & Posting		35.00
Total			85.00

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STANDARD CHRG

RES. 00

Ba 50.00 34-MOH-05-05

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUG. 29 1994

Nicholas and Terri Mannone
1907 Halethorpe Avenue
Baltimore, Maryland 21227

RE: Item No. 43, Case No. 95-38-A
Petitioner: Nicholas and Terri Mannone

Dear Mr. & Mrs. Mannone:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 5, 1994.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggs



MICROFILMED



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-12-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 43 (JJS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/11/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

REF: Property Owner: SEE BELOW

LOCATIONS: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below are applicable and required to
be corrected or incorporated into the final plans for the property.

- Re: The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 35, 36, 39, 40, 41, 42,
43, 44, 45, 47 AND 52.

RECEIVED

AUG 11 1994

ZADM

REVIEWER: LT. ROBERT P. CAUBERVALD
Fire Marshal Office, PHONE 887-4881, NS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

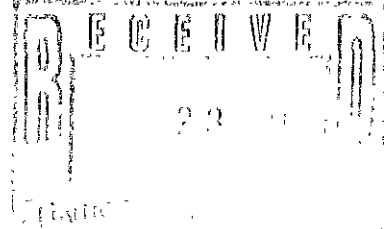
95-38-A
8/29

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: August 23, 1994

SUBJECT: 1907 Halethorpe Avenue



INFORMATION:

Item Number: 43

Petitioner: Mannone Property

Property Size: _____

Zoning: D.R. 5.5

Requested Action: _____

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request provided that use of the garage is restricted to storage only.

Prepared by: Jeffrey M. Long

Division Chief: Dennis Wertz for Gary Kerns

PK/JL:lw

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 12, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Nicholas and Terri Mannone
1907 Halethorpe Avenue
Baltimore, Maryland 21227

Re: CASE NUMBER: 95-38-A (Item 43)
1907 Halethorpe Avenue
E/S Halethorpe Avenue, 250' SE of c/l Washington Boulevard
13th Election District - 1st Election District

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 14, 1994. The closing date (August 29, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

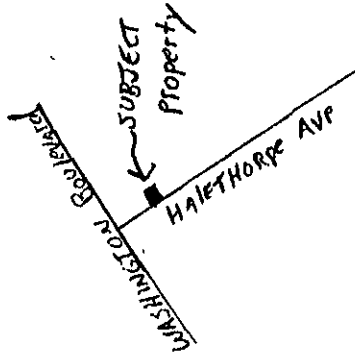
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 1907 HAIRTHORPE AVENUE

Subdivision name: (Halethorpe) n/a

plat book # 9205, folio # 386, lot # —, section # —

OWNER: MANIONS, NICHOLAS & TERRI



Vicinity Map
North
Scale: 1"=1000'

LOCATION INFORMATION

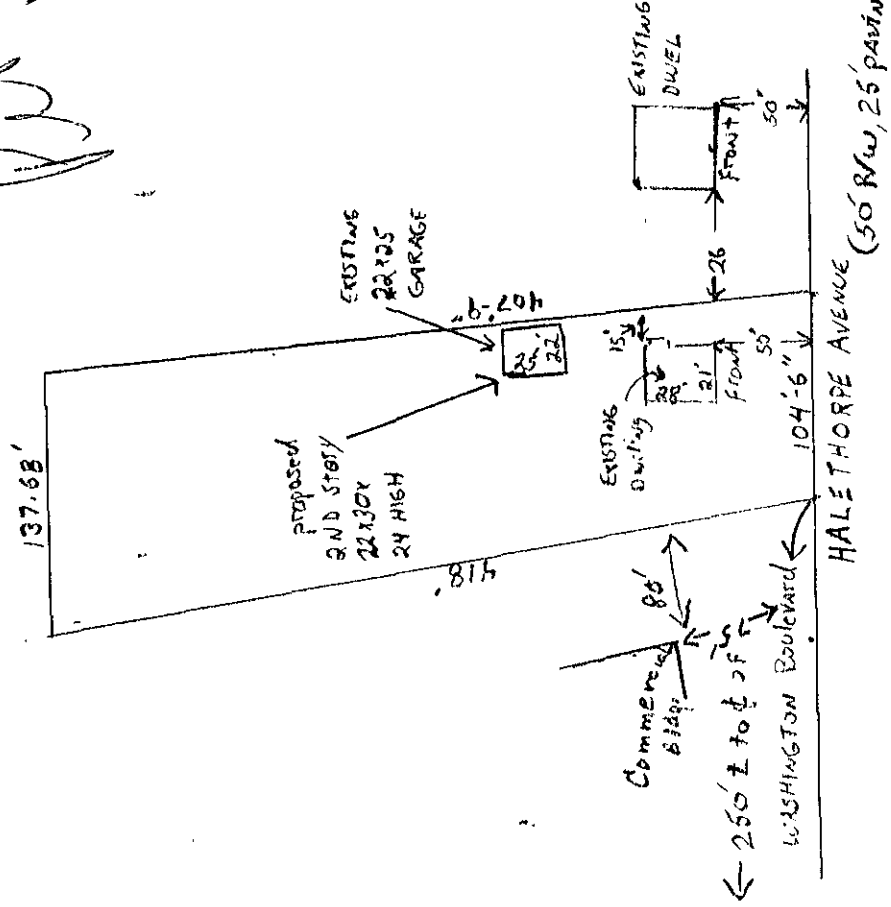
Election District: 13
Councilmanic District: 1
1"=200' scale map #: SW, 6-D
Zoning: D.R. 5.5
Lot size: .75 acreage 33,360 square feet

public ☒ private ☐
SEWER: ☒ WATER: ☒
Chesapeake Bay Critical Area: ☐ YES ☒ NO ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JPB ITEM #: 43 CASE #:

Handwritten note: 2nd floor



95-38-A

HALETHORPE AVENUE (50' RW, 25' PAVING)

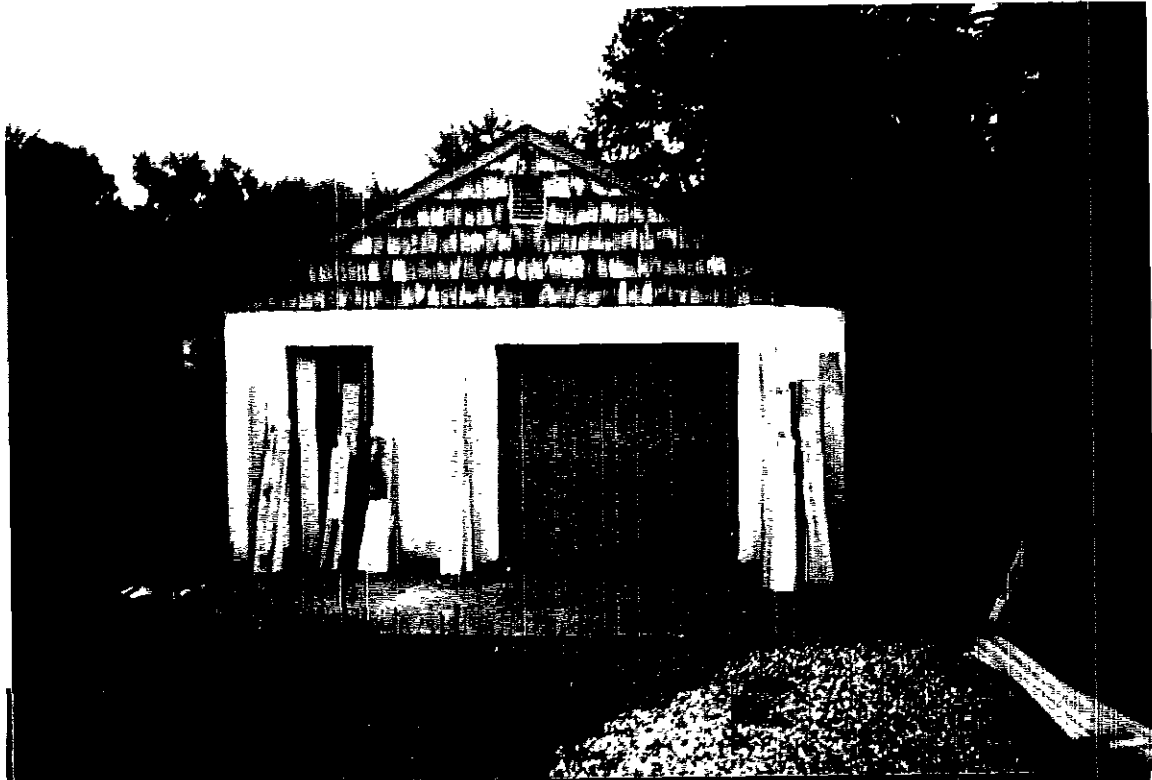


North

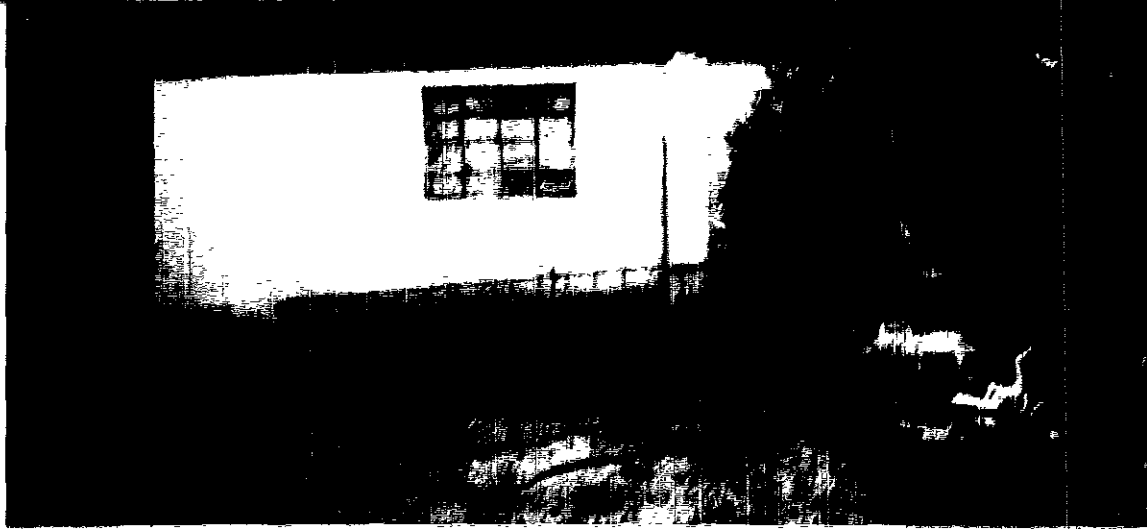
date: 8-4-94

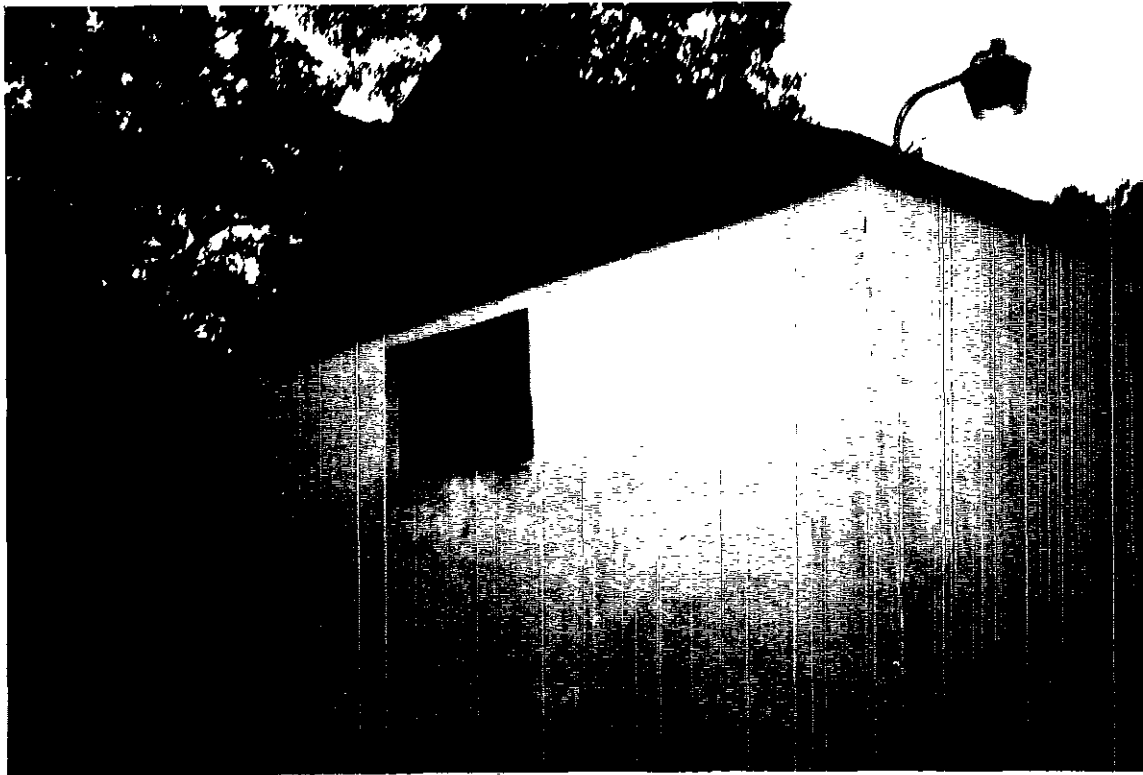
prepared by: BB

Scale of Drawing: 1"=100'



95-38A





95-38-A

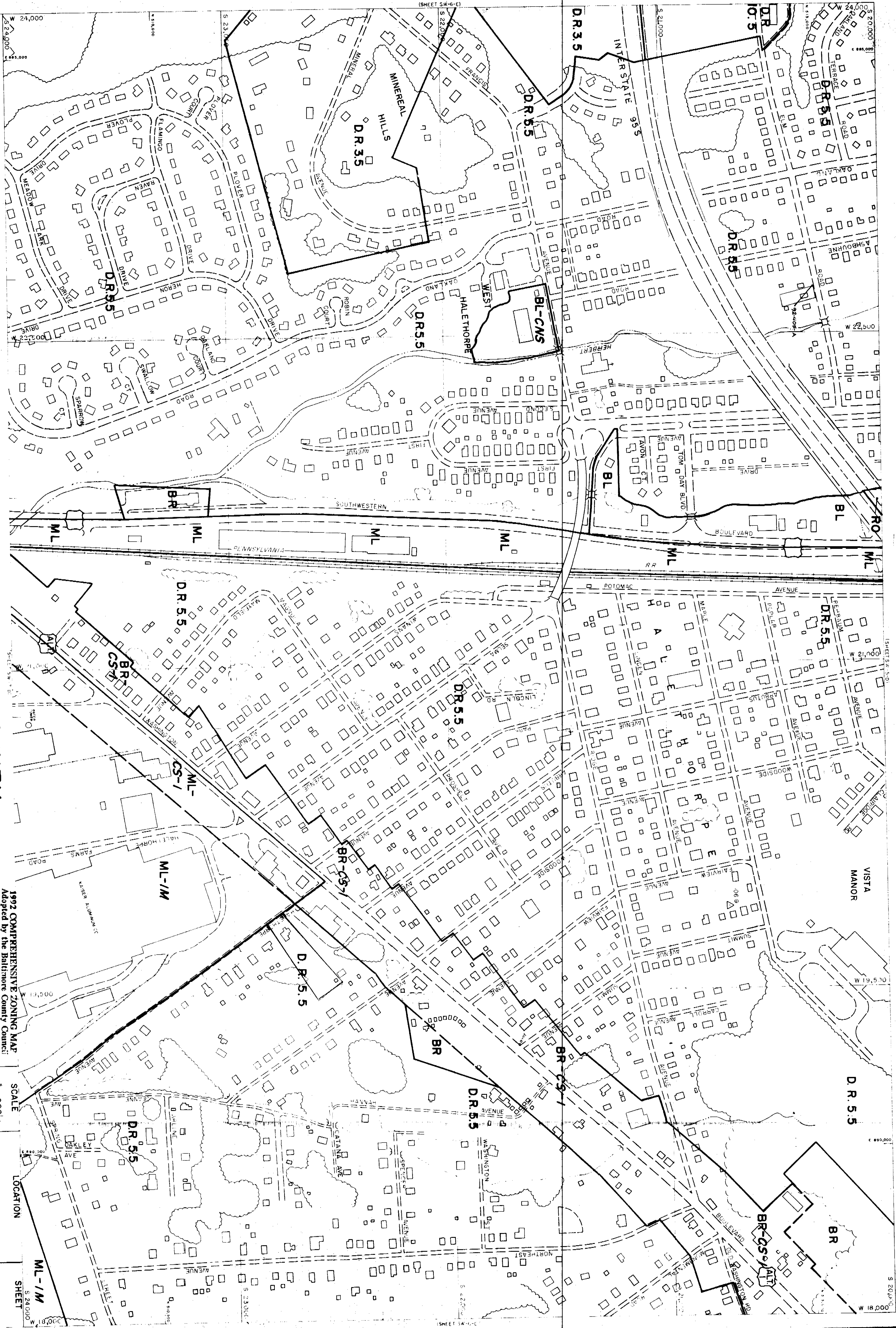


PREPARED BY AIR PHOTOGRAPHICS, INC.
MANTENBURG, W.V. 26041

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MICROFILMED	SW
DATE OF PHOTOGRAPHY JANUARY 1966	HALETHORPE	6-D

95-38-A



G-SW
C-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
BM Nos. 193-92-184-92-185-92-186-92-187-92-188-92-189

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	HALETHORPE
SHEET	S.W. 6-D

William C. Stewart
Chairman, County Council

#43

95-38-A

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Halethorpe Ave., 250' SE
of the c/l of Washington Blvd.
(1907 Halethorpe Avenue)
13th Election District
1st Councilmanic District
Nicholas Mannone, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-38-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1907 Halethorpe Avenue, located in the Halethorpe area of southwestern Baltimore County. The Petition was filed by the owners of the property, Nicholas and Terri Mannone. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) height of 24 feet in lieu of the maximum permitted 15 feet, for a proposed second story addition. The subject property and relief sought are more particularly described on the plat submitted with the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of September, 1994 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) height of 24 feet in lieu of the maximum permitted 15 feet, for a proposed second story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure or its addition to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities and shall be used for storage purposes only.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 1, 1994

(410) 887-4386

Mr. & Mrs. Nicholas Mannone
1907 Halethorpe Avenue
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Halethorpe Ave., 250' SE of the c/l of Washington Blvd.
(1907 Halethorpe Avenue)
13th Election District - 1st Councilmanic District

Nicholas Mannone, et ux - Petitioners
Case No. 95-38-A

Dear Mr. & Mrs. Mannone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 1907 HALETHORPE AVENUE

which is presently zoned DR-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 To allow an existing accessory (detached garage) to extend the height to 24 ft. in lieu of the maximum permitted 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

BECAUSE OF HEIGHT RESTRICTION FOR A SECOND STORY ON EXISTING GARAGE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Consent Purchaser/Lessee:

Type or Print Name

Signature

Address

City State Zipcode

Type or Print Name

Signature

Address

City State Zipcode

Phone No.

We do solemnly declare and affirm, under the penalties of perjury, that there are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

NICHOLAS MANNONE

Signature

TERRI MANNONE

Signature

1907 HALETHORPE AVENUE 21227

BALTIMORE MARYLAND 21227

City Address and phone number of representative to be contacted

Name

Address

Phone No.

ORDER RECEIVED FOR FILING
8-5-94
8-5-94
Post 8-14-94

#43

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/are presently reside at

1907 HALETHORPE AVENUE
BALTIMORE MARYLAND 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please reword or phrase carefully)

BECAUSE OF HEIGHT RESTRICTION FOR A SECOND STORY ON EXISTING GARAGE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

NICHOLAS MANNONE
Signature

TERRI MANNONE
Signature

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of August, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nicholas Mannone & Terri Mannone

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1 Aug 94

My Commission Expires:

NOTARY PUBLIC
MARY ANN MANNONE
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires 3 November 1994

ZONING DESCRIPTION

Zoning description for 1903 Halethorpe Avenue
Election District 13 Councilmanic District 1

Beginning at a point on the east side of Halethorpe Avenue which is 25' side at a distance of 250' southeast of the centerline of the nearest improved intersecting street Washington Boulevard which is 50' wide, containing 33,360 square feet.

METES AND BOUNDS

N. 52 3/4' E. 407.9 FT., S. 29 1/2' E. 104.6 FT., S. 45 3/4' W. 418 FT., N. 37 15 W. 137.68 FT. TO THE PLACE OF THE BEGINNING

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 8/19/94

Posted for: Variance

Petitioner: Nicholas & Terri Mannone

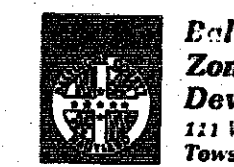
Location of property: 1907 Halethorpe Ave., E/S

Location of Sign: Landscaping property business

Remarks:

Posted by: [Signature] Date of return: 8/19/94

Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-38-A

Account: R-001-6180

Date: 8-5-94

Item Number: 43

Taken in by: [Signature]

Nicholas Mannone

1907 Halethorpe Ave (21227)

#010 - Residential Variance (ADAM) Filing fee - \$50.00

#080 - Sign & Posting - 35.00

Total - \$85.00

01A01W0118MCHRC

BA 010154A08-05-94

\$85.00

Please Make Checks Payable To: Baltimore County

Center Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUG. 29 1994

Nicholas and Terri Mannone
1907 Halethorpe Avenue
Baltimore, Maryland 21227

RE: Item No. 43, Case No. 95-38-A
Petitioner: Nicholas and Terri Mannone

Dear Mr. & Mrs. Mannone:

The Zoning Planning Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 5, 1994.

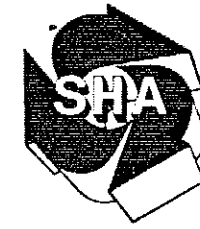
The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, by zoning personnel prior to the hearing, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

MCR:qgs



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 43 (JJS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/11/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 35, 36, 39, 40, 41, 42, 43, 44, 45, 46 AND 47.

RECEIVED
AUG 11 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERHARD
Fire Marshal Office, PHONE 887-4981, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: August 23, 1994

SUBJECT: 1907 Halethorpe Avenue

INFORMATION:

Item Number: 43

Petitioner: Mannone Property

Property Size: _____

Zoning: D.R. 5.5

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request provided that use of the garage is restricted to storage only.

Prepared by: Jeffrey M. Long

Division Chief: Dennis West for Gary Kerns

PK/JL:lw

ZAC.43/PZONE/ZAC1

Pg. 1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 12, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Nicholas and Terri Mannone
1907 Halethorpe Avenue
Baltimore, Maryland 21227

Re: CASE NUMBER: 95-38-A (Item 43)
1907 Halethorpe Avenue
E/S Halethorpe Avenue, 250' SE of c/l Washington Boulevard
13th Election District - 1st Election District

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before August 14, 1994. The closing date (August 29, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

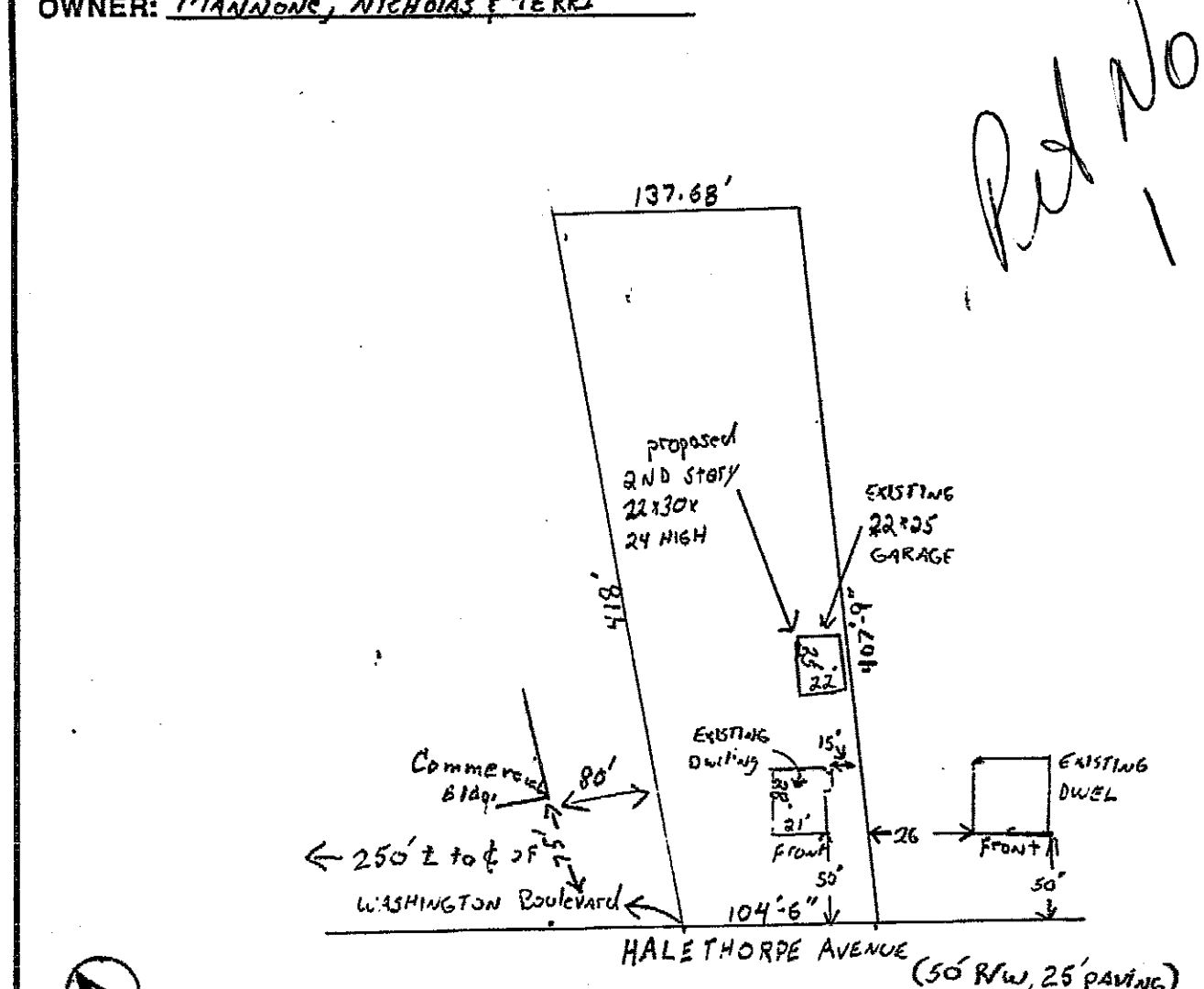
PROPERTY ADDRESS: 1907 HALETHORPE AVENUE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Halethorpe c/l

plat book# 2205 folio# 386 lot# _____ section# _____

OWNER: MANNONE, NICHOLAS & TERRI

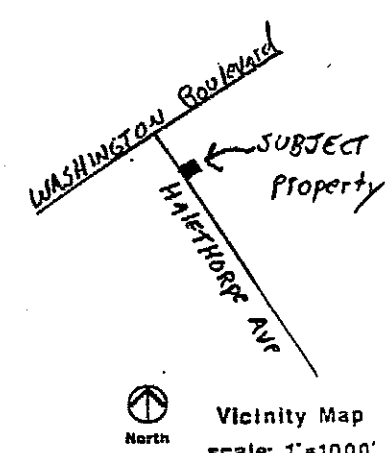


North

date: 8-1-94

prepared by: AS

Scale of Drawing: 1"=100'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 13

Councilmanic District: 1

1"=200' scale map: SW, 6, D

Zoning: D.R. 5.5

Lot size: .75 acreage 33,360 square feet

SEWER: ☒ WATER: ☐

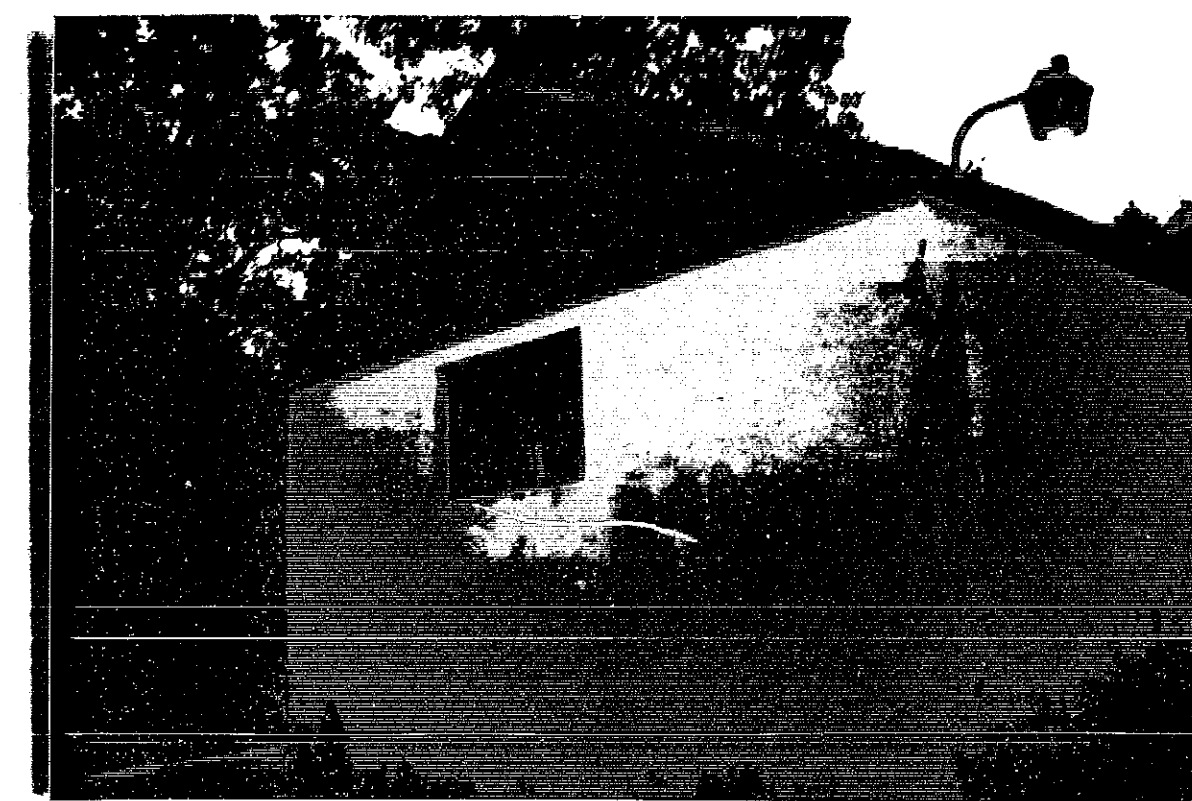
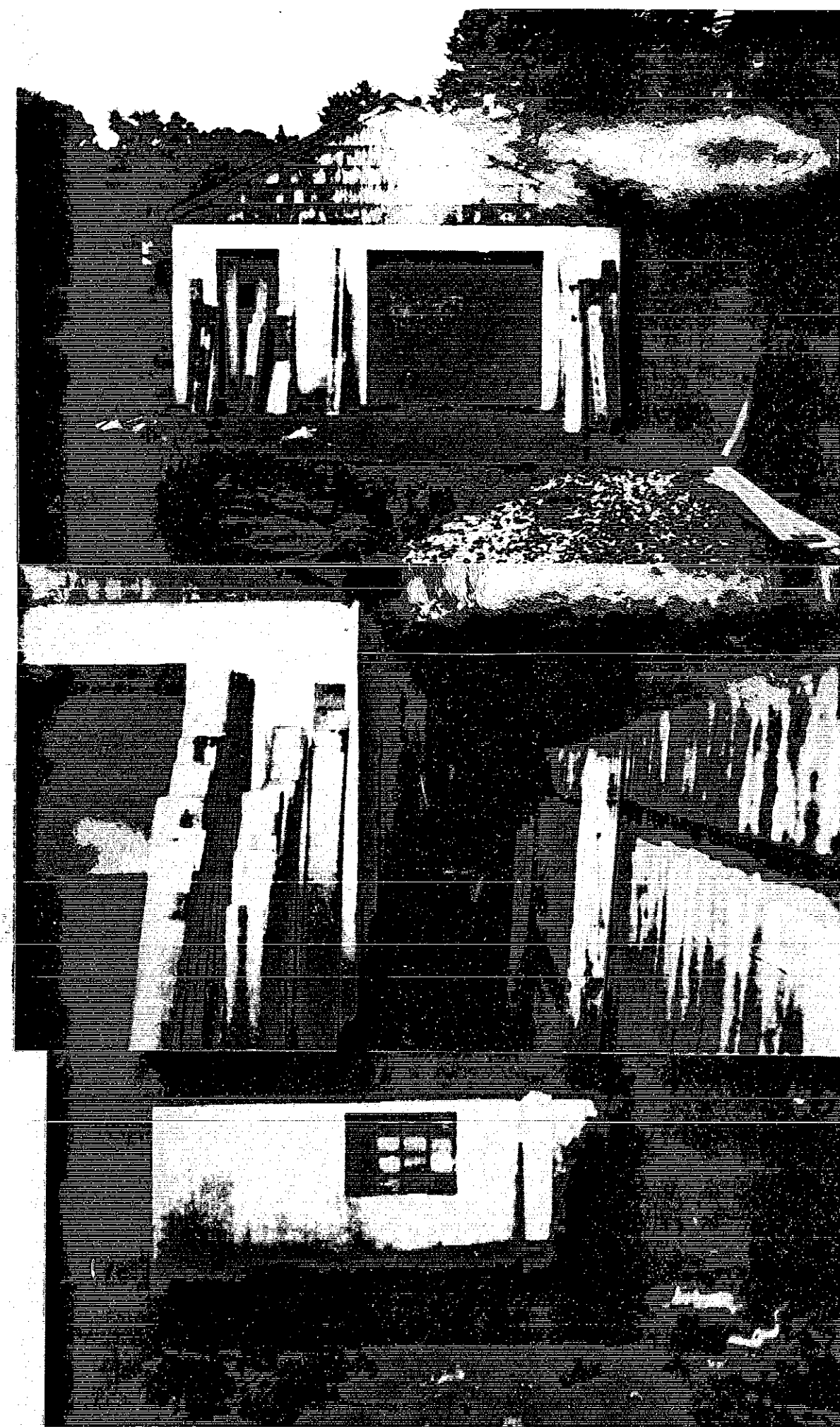
Chesapeake Bay Critical Area: ☐

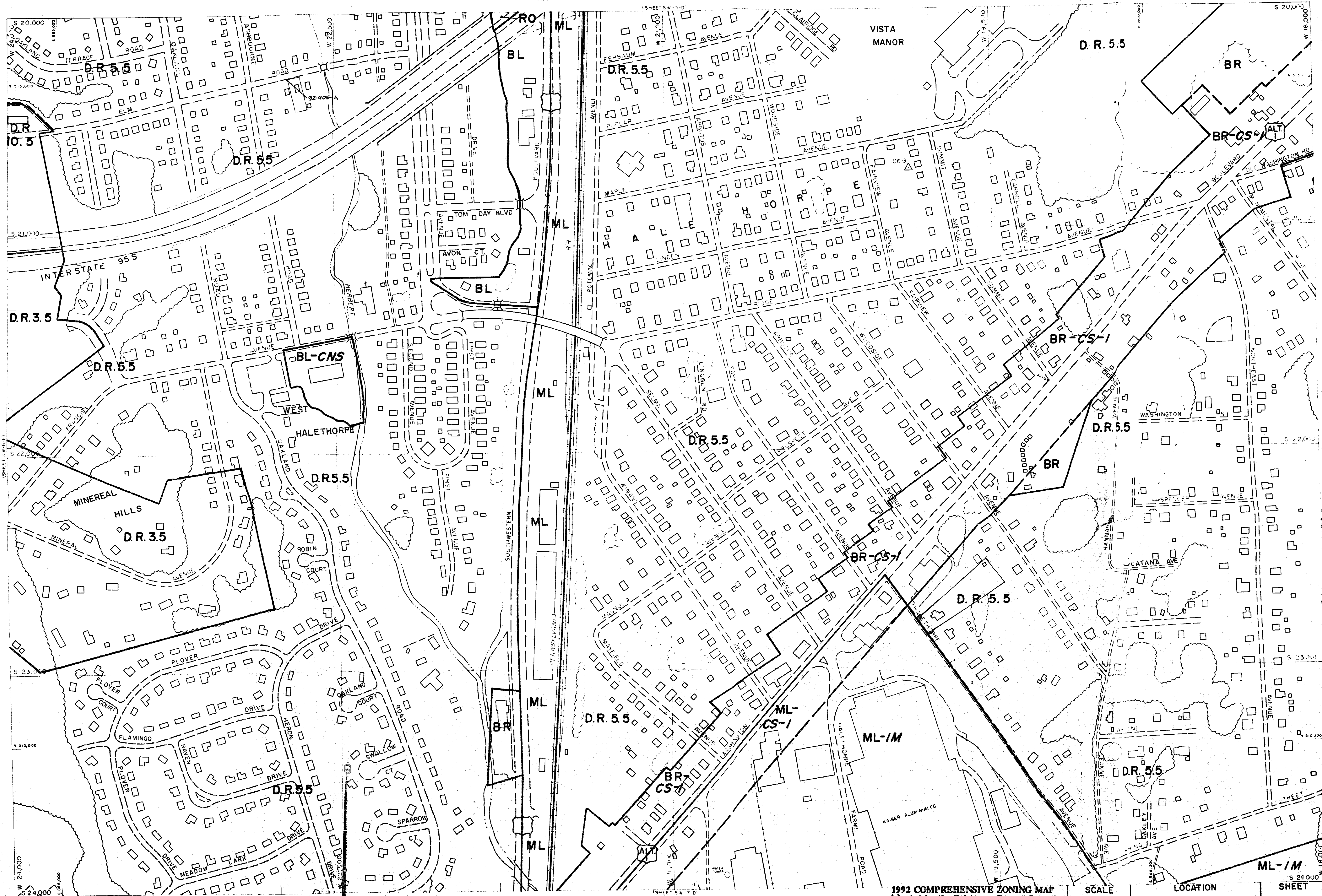
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: AS ITEM #: CASE#:

43





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992
 Bill No. 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92

William L. Howard
 Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	HALETHORPE	S.W.
DATE OF PHOTOGRAPHY JANUARY 1986		6-D

G- SW
C- NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

#43

95-38-A



95-38-A

#43

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	HALETHORPE	SW 6-D
DATE OF PHOTOGRAPHY JANUARY 1986		